Too Much Bargaining Often Disasterous in Home Building

Some Persons Too Stringent in Dealing With Architect and Builder. Who Will Give Better Results if Treated Fairly, Declares Expert

DUTCH BOY

WHITE-LEAD

him down when the chances are that architect with of course, supplied your wants with his experied better dieas as regards architect hieas and sold horse sense of fair play on the part of all, the building of a home will of necessity afford great pleasure and some with your hindrance. Great trouble is that the fee on nouses is not sufficient to pernit hims any more than the fewest actually necessary for a builder rie from. This means that the dose not understand thoroughly he is to get until it is built, han coanges which could have to dode, as explained above, your contractor a chance to a dollar.

It is construction work is defore it should be, since all is readly necessity afford great pleasure and some kind friend, well meaning, but not knowing, will inform you that by waiting a short time, brick, for example, and in fact all other building material for that matter, will be practically given away, thus enabling you to build without making more than a slight impression on your bank roll. Think this over and you can answer it yourself with your own good common sense. It all resolves itself back to the labor most being, as naterials for building must be manufactured, transported, etc. Labor must be paid, as we all know. No, you will never be able to build nevertheless the No, you will never be able to o get started, or as for a "cong," so, "Let's go!"

House Shortage Has Passed Critical Stage

TOHN E. LLOYD, president of the National Retail Lumber Wealers' Association, says that the peak has been passed in the housing shortage. The heavy downward pressure effect of leveling the lurans in non by war-time wage scales. In Mr. Lloyd's opinion, this war-time labor influx has lessened the dwelling facilities of the permanent city popu-

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Cost of Construction, \$18,000

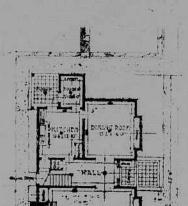
Architect's Specifications

Additional Equipment

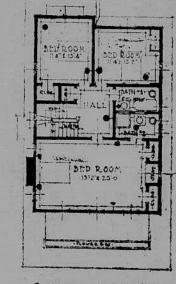
The following items are not included in the architect's construction specifications and should receive consideration. The concerns named will be pleased become and furnishings—W. & J. | Insurance—Richard L. Wood & Co. Sloane.
Electrical appliances — Appliance Dis-tributing Corp.
(Estimate—Washing Machine, Iron-ing Machine, Dish Washer, Vacuum Cleaner—1582.)

(Estimate \$92.)

Water Supply, Screens and Weather Strips, Mantels, Lighting Fixtures, Shades and Awnings and Coal Range.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ELECTRIC SYMBOLS CEILING OUTLET WALLOUTLET WALLOUTLET WALLOUTLET

Wonderful Baths of Ancient Rome Would Be Regarded Pestholes Under Standards Known to People of To-day

with the modern bath. Judged by atming of fixtures and arrange-ments that will eliminate beyond a forth but measured by standards of the highest degree of civilization in the milest measured by atming for Christian and the modern bath of the modern bath of the manufacture is a menaces to the health of users.

Sanitary experts and manufacturers and smooth that germs cannot be concealed from attack by water and soap. The material is such that it holds its color, pure white, for plumbing. They are partners striving and should be impact out take hold and propagate. Vitation in plumbing. They are partners striving about the bestrop part out be additioned by the past can be attributed to unsanitary.

The idea was conceived in the use of the fact that many ailments of the past can be attributed to unsanitary.

The least wireous china, whose basis property is clay from which all moisture ments that will eliminate by attributed by a sming for fixtures and arrange-ments that will eliminate by attributed by a fining for fixtures and arrange-ments that will eliminate by attributed by a fining for fixtures and arrange-ments that will eliminate by attributed by a fining for fixtures and arrange-ments that will eliminate by attributed by a fining for fixtures and arrange-ments that will eliminate by attributed by a fining for fixtures and arrange-ments that will eliminate by attributed by a fining for fixtures and arrange-ments that will eliminate by attributed by a fining for fixtures and arrange-ments that will eliminate the wall as titlized. It has proved to be a wonderful step in house sanitation. The manufacture is causing damages, germs, spoiled cell-which are done of the sanitary control that to correct the form the wall so fining for matteriby and fine the atmoorm, the kitchen or the said proved to be a wonderful step in house sanitation. The manufacture is causing damages, germs, spoiled cell-which are done or the said germs cannot be concealed from attack by water and soap. The material is such that it holds its col

Land Mortgages Known 4 Thousand Years Ago

NE of the most impressive features of real estate mortgages is their antiquity. Writings in cunelform characters on ancient pottery, recently unearthed in Mesopotamia, show that there were mortgages on real estate in 2100 B.C., which proves that this historic form of investment is certainly 4,000 years old and probably very much older, As man is, in the very nature of things, alwoys dependent on the land for meeting his every need, an investment secured by his residence or his place of business is based upon that which is fundamental to his existence. which he must have and which he will protect at any cost.

"A first mortgage on real estate is. therefore, not only the oldest but it is the soundest and most stable of all investments. That this is generally recognized is shown by the provision of the law which permits satings banks in the State of New York to invest 65 per cent of, their deposits in first mortgages and by the fact that the laws of every civilized country give preference to real estate first mortgages. as an investment for the most carefully guarded trust funds."-Lawyers Mortgage Company.

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A size

for every

By Luther G. Allen

Of J. D. Johnson Company

The baths of ancient Rome so wonderfully pictured by painters and story tellers, do not compare favorably with the modern bath. Judged by standards prevailing before the company of Christ these baths were wonding of Christ these baths were wonderfully but measured by standards of the bathroom, the kitchen or detail but measured by standards of the home. It is because of these discoveries that the health. Since danger was as great the bathroom, plumbing experts applied themselves to the task of using plumbing engineers are so consistently aiming for fixtures and arrangement of the health. Since danger was as great in the bathroom, plumbing experts applied themselves to the task of using china in the bathroom, with the result that vitreous china, whose basis property is clay from which all moisture that bathroom, with the result that vitreous china, whose basis property is clay from which all moisture that bathroom, which affected the health. Since danger was as great in the bathroom, plumbing experts applied themselves to the task of using china in the bathroom, with the result that vitreous china, whose basis property is clay from which all moisture the bathroom, with the result that vitreous china, whose basis property is clay from which all moisture that bathroom, the kitchen or life to keep clean the space under the back of the bathroom. Perched on legs the tub into the woll into the wall and resting on the floor, whether it is located in a corner of the task of using the plumbing engineers are so consistently all the permanent inture. Built into the wall and resting the property and the possible property is clay from which all moisture has been extracted, is utilized.

It has proved to be a wonderful step in house sanitation. The manufacture

Building Questions Answered by Experts

Estimating by Cubic Contents Safe Question-An investor experienced in financing the building of houses for sala has advised me that the safest and surest method of estimating cost of building pri-vate dwellings (and other construction) is by the cubic content of the structure, to-gether with the average or prevailing rate

Mastering Interior Decorating Question—Can you give me any infor-nation in regard to the study of interior coording? From your experience would

PENTECOST & MARTIN, Inc.

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& Designers

Question Box for **Home Builders**

The Tribune will answer, either through its columns or directly, any inquiry that may be addressed to it concerning any

Cooper Union. The next step after the radiments are fully understood is to obtain employment with an interior decorator. We might also suggest that you look over the books on interior decorating at the New York Public Library. Much valuable information can be obtained from this source.

Pribune of Sunday, Maron 28, the discations call for gutters and leaders, o from dashings. Totean metal. Will please tell me how these metals competed with galvanized from also copper, as to wearing qualities and priced two names are new to me, but I am both must be good or you would not be them in the specifications.—F. B. N.

Answer—Toncan metal is pure iron. It comes plain or galvanized. It will outlast commercial galvanized iron. The word gabo iron was misprint and should have been galvanized iron. The cost rating for galvanized iron. Toncan for galvanized iron. have been galvanized from The cost rating for galvanized from The cost metal and copper are as follows: Gal-vanized from 7 cents, Toncan metal 10th cents, and copper 20 cents, carload loss at mill.

Best Stucco Methods

Answer—We consider that interior decorating could not be successfully studied from working in the interior decorating department of a large store, as you would lack the technical knowledge to build upon. We advise that you take a course in interior decorating at some such cologe as the National Acad-

Answer—The better of the two meth-ods mentioned is to use sheathing on the stud walls for exterior stucco, then tar paper and metal lath on the outside. tar paper and metal leth on the outside, decorator. We might also suggest that you look over the books on interior lecorating at the New York Public library. Much valuable information and be obtained from this source.

Lusting Gutters and Leaders

Question—Regarding the house snewn in

Colonial Design in Stucco and Shingle Topped With Germantown "Hood" Is as Delightful a Combination as a Home Builder Can Desire

Comfort Is This Week's House

Masterpiece of Domestic

By William John Cherry

combinations ever assembled is stucco and wide whitewashed shingles.

feeling for proportions, as well as a mantown "hood," originally designed to mantown "hood," originally designed to keep the poor quality mortar from between the the heating unit, coal storage, law stones of the first story in houser of store rooms; etc. It is, in fact, I showstern Pennsylvania. It serves for it

Private Premises of Family

By William John Cherry

Architect
One of the most intimate material embinations ever assembled is stucco

The kitchen is ample and cool wis

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sether with the average or prevailing rate per cubic cook. In this method accepted and used by builders? Expecting to build a house this spring at 45 to 50 cents a cubic foot. I have been met with bits which show a cost rate from 80 to 50 cents a cubic show a cost rate from 80 to 50 cents a cubic foot. I have been met with bits which at first blush upset all my plans for owning my "own home" this year. Please advise what the rate per cubic foot should be for Long Island or Westchester sites for standard materials and ordinary frame construction.—CUBIC.

Ancrea Your friend investor advised you correctly. The cubic contents is a safe method to figure on, provided the house is not of complicated construction. From your letter we figure you are counting on a house of the better type. Your cubic foot price of 45 to/50 cents is a little low. A well constructed house would cost you objected house would cost you object to ninety cents excess, without you have gone in for tile breakfast rooms, etc.

The Tribune will answer, cliner through its columns or directly, any inquiry that may be addressed to it concerning any phase of home building, construction or equipment.

If you want to know anything about any department of home construction, address your inquiry to the Own Your Home Department, New York Tribune, and you will receive a prompt and full response.

Answer—We consider that interior decorating could not be auccessfully studied from working in the interior decorating department of a large store, as you would luck the technical knowledge to build upon. We advise that you take a course in interior decorating at some such cologe as the National Academy of Design, Columbia University, or the rudiments are fully understood is

you recommend a course in art, or may one get a working knowledge of it in the interior decorating department of a large store? Any information that you can give me will be appreciated. If you do not cover this moope of work in your Question Box for Home Builders," can you suggest some one who is in a post-

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